



049125



August 19, 2004

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
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MAYOR PRO TEMLARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSONDOUGLAS A. SELBY
CITY MANAGERMr. John George
Unified Credit Trust
3952 South Atchison Way, Suite D
Aurora, Colorado 80014-5185RE: VAR-4094 - VARIANCE
CITY COUNCIL MEETING OF AUGUST 18, 2004
Related to GPA-4091, ZON-4093 and SDR-4095

Dear Mr. George:

The City Council at a regular meeting held August 18, 2004 APPROVED the request for a Variance TO ALLOW 34,340 SQUARE FEET OF OPEN SPACE WHERE 63,363 SQUARE FEET IS REQUIRED FOR AN 88 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 20.35 acres adjacent to the northeast corner of Jones Boulevard and Horse Drive (APN 125-12-202-001), U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation] [PROPOSED: R-PD5 (Residential Planned Development - 5 Units Per Acre)]. The Notice of Final Action was filed with the Las Vegas City Clerk on August 19, 2004. This approval is subject to:

Planning and Development

1. Conformance to the Conditions of Approval for Rezoning (ZON-4093) and Site Development Plan Review (SDR-4095).
2. This Variance for 0 square feet where 11,000 square feet is required shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council
3. In lieu of compliance with the open space requirements of Municipal Code 19.06.040, the developer will be allowed to make a contribution to the City of Las Vegas Parks CIP Fund in the amount of \$116,092 to be utilized by the City Council for improvements to existing public parks nearby. This contribution must be made to Land Development prior to approval of a Final

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18112-001-8/04

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Map; otherwise the developer is still required to comply with the Open Space requirement in accordance with Title 19 of the Las Vegas Municipal Code.

Sincerely,



Stacey Campbell
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

cc: See Attached List

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Ms. Terri Pastorelli
Tetra Tech, Inc.
401 North Buffalo Drive, Suite #100
Las Vegas, Nevada 89145